

**Introduced by Senator Correa**

February 1, 2011

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An act to amend Section 1102 of the Civil Code, relating to residential property.

## LEGISLATIVE COUNSEL'S DIGEST

SB 150, as introduced, Correa. Residential property: transfer disclosures.

Existing law requires the transferor of real property or a manufactured home or mobilehome to disclose certain information prior to transferring the property.

This bill would make a technical, nonsubstantive change to these provisions.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 1102 of the Civil Code is amended to  
2 read:  
3 1102. (a) Except as provided in Section 1102.2, this article  
4 applies to any transfer by sale, exchange, installment land sale  
5 contract, as defined in Section 2985, lease with an option to  
6 purchase, any other option to purchase, or ground lease coupled  
7 with improvements, of real property or residential stock  
8 cooperative, improved with or consisting of not less than one nor  
9 more than four dwelling units.  
10 (b) Except as provided in Section 1102.2, this article shall apply  
11 to a resale transaction entered into on or after January 1, 2000, for

1 a manufactured home, as defined in Section 18007 of the Health  
2 and Safety Code, or a mobilehome, as defined in Section 18008  
3 of the Health and Safety Code, ~~which~~ *if the* manufactured home  
4 or mobilehome is classified as personal property and intended for  
5 use as a residence.

6 (c) Any waiver of the requirements of this article is void as  
7 against public policy.